



20 Riverside Park

Lochyside, Fort William, Inverness-shire, PH33 7RA

Guide Price £220,000

Fiuran
PROPERTY

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20 Riverside Park is a spacious 2 Bedroom semi-detached Bungalow with wonderful views of Ben Nevis, Aonach Mor and surrounding countryside. With private driveway and located in a quiet cul-de-sac in the popular village of Lochyside, it will make a perfect family home or an ideal buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Lovely 2 Bedroom semi -detached Bungalow
- Wonderful views of Ben Nevis
- Covered Porch, Hallway, Lounge, Kitchen
- 2 double Bedrooms and Shower Room
- Excellent storage including Loft
- Fully double glazed & oil central heating
- Well-maintained garden
- Timber shed with power & lighting
- Private gravelled driveway
- Convenient village location
- Wonderful family home
- No onward chain



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The accommodation comprises covered Porch, Hallway with 2 storage cupboards, Lounge, Kitchen, 2 double Bedrooms both with built-in wardrobes, and Shower Room. There is also a Loft with excellent storage space which is accessed via a hatch in the Hallway.

In addition to its convenient location, this lovely Bungalow benefits from being double glazed and has oil fired central heating. The property is surrounded by a well-maintained garden with a gravelled driveway. 20 Riverside Park is brought to the market without a forward chain.

Lochyside is approximately 3 miles from Fort William Town Centre. Nearby Caol offers a supermarket, chemist, fish & chip shop, local primary schools, hairdressers, churches, community centre, restaurant, & pub. A regular bus service operates between Caol & Fort William. There is also a train station in Fort William with daily links to Glasgow. The station is also the starting point for The Jacobite, the only steam-powered train still running on the mainline in Great Britain.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

APPROACH

Via the gravelled driveway at the rear of the property and entrance at the side via the covered Porch and into the Hallway, or at the rear into the Kitchen.

COVERED PORCH

With steps leading to the external door which leads into the Hallway.

HALLWAY 5.8m X 1.1m

With 2 built-in storage cupboards (1 housing the electrical fuseboard), radiator, fitted carpet, hatch to Loft and doors leading to the Lounge, Kitchen, both Bedrooms and the Shower Room.

LOUNGE 4.4m x 3.6m

With window to the front elevation taking full advantage of the wonderful mountain views, further window to the side elevation, electric fire set in an attractive surround, radiator and fitted carpet.

KITCHEN 3m x 2.7m

Fitted with a range of base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, washing machine, tiled splash backs, radiator, window to the side elevation, vinyl flooring and external door leading out to the enclosed rear garden.

BEDROOM ONE 3.6m x 2.7m

With window to the front elevation with fine open mountain views, built-in wardrobe with sliding mirrored doors, radiator and fitted carpet.



BEDROOM TWO 3m x 2.7m

With window to the rear elevation, built-in wardrobe with sliding mirrored doors, radiator and fitted carpet.

SHOWER ROOM 3m x 1.6m (max)

Fitted with a white suite comprising large walk-in shower enclosure with electric shower, wash basin set in a vanity unit, WC, radiator, vinyl flooring, and window to the rear elevation.

LOFT

Large Loft with excellent storage accessed via a hatch in the Hallway.

SHED

The timber shed has power & lighting and is located in the driveway at the side of the property.

GARDEN

The property is accessed from the rear and is surrounded by the well-maintained garden. The front garden is laid with a mixture of paving slabs & gravel and planted with a variety of trees, shrubs & Bushes. There is a paved patio area, ideal for garden furniture and for dining alfresco while enjoying the stunning views of Ben Nevis and surrounding countryside. The rear garden is enclosed with a timber fence and is laid with gravel again offset with mature planting. The private driveway provides ample parking.



20 Riverside Park, Lochyside



For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.

GENERAL INFORMATION

Services: Mains water, electricity and drainage.

Council Tax: Band C

EPC Rating: D66

Local Authority: Highland Council

Land: It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

Home Report: A copy is available through the selling Agent.

Closing Date: A closing date may be set for receipt of offers and interested parties should submit a note of interest.

Viewing: Viewing strictly by appointment through the selling Agent.

DIRECTIONS

From Fort William travel North on the A82. At the Ben Nevis Distillery/BP station roundabout turn left on to the A830 road to Mallaig. Turn left at Lochybridge immediately after Farmfoods into Caol. Follow the road around taking the second right into Riverside Park. Take first turning left into the cul-de-sac No 20 is directly ahead and can be identified by the for sale sign.

LOCATION

Steeped in history, Fort William is surrounded by the most breathtaking scenery of mountains and lochs. The area offers a large range of sports and outdoor activities, including winter sports, hill walking, climbing, mountaineering, fishing and water sports, mountain biking and golfing. The area is the Outdoor Capital of the UK and attracts visitors all year round. There are bus and train stations, several supermarkets, a leisure centre with swimming pool, a public library, churches, medical centre, many pubs, restaurants, hotels and a variety of shops.

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

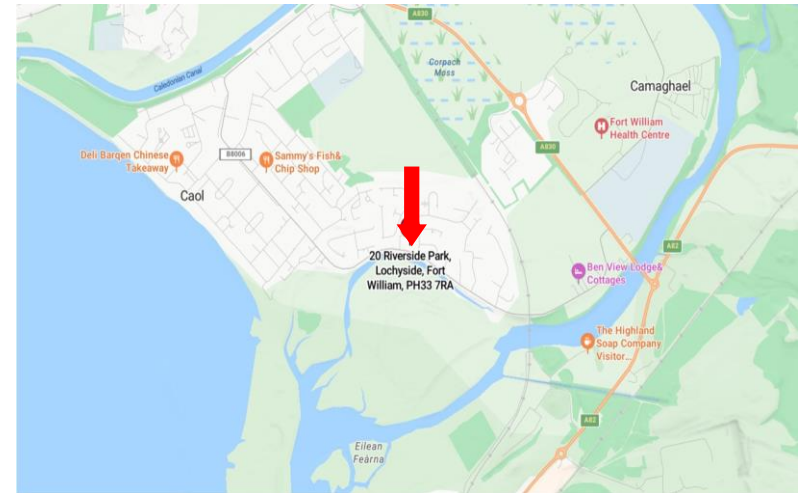
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

As this property is located in Lochaber which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA (www.sepa.org.uk).

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



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